

HOUSING ELEMENT AND FAIR SHARE PLAN

Prepared for the **Planning Board and Township Council** | **Township of Teaneck**

by **PHILLIPS PREISS GRYGIEL LLC** | Planning & Real Estate Consultants

Adopted by the Teaneck Planning Board on December 1, 2015



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Prepared for:

Teaneck Planning Board and Township Council
Township of Teaneck
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Adopted by the Teaneck Planning Board on December 1, 2015

The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.



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I. Introduction

The Township of Teaneck, Bergen County, has prepared this Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law (“MLUL”) per N.J.S.A. 40:55D-28b(3), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the Second Round Substantive Rules (N.J.A.C. 5:93 et seq.) of the New Jersey Council on Affordable Housing (COAH).

There are three components to a municipality’s affordable housing obligation: the Rehabilitation share, the Prior Round obligation¹ and the Third Round obligation. The previous two iterations of COAH’s Third Round rules have been invalidated by the Court. As a result of its March 10, 2015 ruling, re. Adoption of Third Round Regulations, N.J.A.C. 5:96 and 5:97, by the Council on Affordable Housing, the New Jersey Supreme Court ruled that the courts would accept Mt. Laurel cases and, as such, the municipal affordable housing obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed that trial courts use the methodologies from the First and Second Rounds as developed by COAH and approved by court decisions. Importantly, the Court preserved Prior Round obligations.

Teaneck remains committed to meeting its constitutional obligation to provide, through its land use regulations, a realistic opportunity for a fair share of the region’s present and prospective needs for housing for low- and moderate-income families. Teaneck has fulfilled its Prior Round obligation and will address its Third Round Prospective and Rehabilitation obligations, as provided for in this Housing Element and Fair Share Plan.

¹ In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality’s low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH’s First and Second Rounds), which is commonly referred to as the Prior Round.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round Substantive and Procedural Rules in October, 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the Substantive and Procedural Third Round Rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined,

among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The Court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round rules as the template to establish Third Round affordable housing obligations. Importantly, the Court preserved Prior Round obligations.

III. Housing Element/ Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (*N.J.S.A 40:55D-1, et seq.*), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per FHA at *N.J.S.A 52:27D-310*:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

IV. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2013, there were 13,779 housing units in Teaneck Township, of which 674, or 5 percent, were vacant. Of the 13,105 occupied units, 76 percent were owner occupied and 24 percent were renter occupied. Table 1, Housing Units by Occupancy Status, 2013, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2013

| | Housing Units | Owner Occupied | Renter Occupied |
|-----------------|---------------|----------------|-----------------|
| Occupied | 13,105 | 9,905 | 3,200 |
| Vacant | 674 | - | - |
| Total | 13,779 | - | - |

Source: American Community Survey, 2009-2013

Approximately 73 percent of the total housing stock in the Township consists of single-family detached units. Structures with three or more units make up 19 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2013, for a detailed explanation of the housing units in 2013.

Table 2. Housing Units by Number of Units in Structure, 2013

| Number of Units | Total | Percent |
|--------------------|--------|---------|
| 1, Detached | 10,045 | 72.9% |
| 1, Attached | 394 | 2.9% |
| 2 | 708 | 5.1% |
| 3 or 4 | 303 | 2.2% |
| 5 to 9 | 1,094 | 7.9% |
| 10 to 19 | 641 | 2.5% |
| 20+ | 832 | 6.3% |
| Mobile Home | 32 | 0.2% |
| Other | 0 | 0.0% |
| Total | 13,779 | 100.0% |

Source: American Community Survey, 2009-2013

Table 3, Housing Units by Age, 2013, illustrates the age of the Township's housing stock. As one would expect from an older, largely built-out community, only 3.5 percent of the Township's housing stock was constructed in the years since 2000. A majority of the housing, or 53 percent, was constructed in the years between 1940 and 1979, and 36 percent of the Township's housing stock was constructed prior to 1940.

Table 3. Housing Units by Age, 2013

| Year Built | Total Units | Percent |
|----------------------|--------------------|----------------|
| 2010 or later | 0 | 0.0% |
| 2000-2010 | 481 | 3.5% |
| 1990-2000 | 540 | 3.9% |
| 1980-1989 | 446 | 3.2% |
| 1970-1979 | 545 | 4.0% |
| 1960-1969 | 1,173 | 8.5% |
| 1950-1959 | 2,822 | 20.5% |
| 1940-1949 | 2,785 | 20.2% |
| Before 1940 | 4,987 | 36.2% |
| Total | 13,779 | 100.0% |

Source: American Community Survey, 2009-2013

Table 4, Housing Units by Number of Rooms for Teaneck and Bergen County, 2013, shows that 11 percent of Township housing units have between one and three rooms; 35 percent have between four and six rooms; and 54 percent have seven or more rooms. In Bergen County, 15 percent of housing units have between one and three rooms; 46 percent have between four and six rooms; and 39 percent have seven or more rooms. The mean number of rooms per unit in Teaneck is 6.7, which indicates that housing units in Teaneck are, on average, somewhat larger than that of Bergen County (i.e., 5.9 rooms per unit).

Table 4. Housing Units by Number of Rooms for Teaneck and Bergen County, 2013

| Rooms | Number of Units in Teaneck | Percent of Units in Teaneck | Number of Units in Bergen County | Percent of Units in Bergen County |
|----------------------------|-----------------------------------|------------------------------------|---|--|
| 1 | 66 | 0.5% | 6,263 | 1.8% |
| 2 | 205 | 1.5% | 7,754 | 2.2% |
| 3 | 1,276 | 9.3% | 39,131 | 11.1% |
| 4 | 1,300 | 9.4% | 48,334 | 13.7% |
| 5 | 1,416 | 10.3% | 54,093 | 15.3% |
| 6 | 2,115 | 15.3% | 60,027 | 17.0% |
| 7 | 3,143 | 22.8% | 48,414 | 13.7% |
| 8 | 1,846 | 13.4% | 37,802 | 10.6% |
| 9+ | 2,412 | 17.5% | 51,597 | 14.6% |
| Total | 13,779 | 100.0% | 353,415 | 100.0% |
| Mean Rooms per Unit | 6.7 | | 5.9 | |

Source: American Community Survey, 2009-2013

Tables 5 and 6, Housing Values, Owner Occupied, 2000 and 2013, respectively, show that the median housing values of owner occupied housing in Teaneck increased 90 percent between 2000 and 2013. During the same time period, the median value in Bergen County increased by 87 percent. In 2000, Teaneck's median housing value of \$209,200 was 13 percent lower than that of Bergen County (i.e., \$240,800). In 2013, Teaneck's median housing value of \$396,600 was 12 percent lower than that of Bergen County (i.e., \$451,400).

Table 5. Housing Values, Owner Occupied, 2000

| Housing Value | Number in Teaneck | Percent in Teaneck | Number in Bergen County | Percent in Bergen County |
|--------------------------|-------------------|--------------------|-------------------------|--------------------------|
| Less than \$50,000 | 51 | 0.5% | 2,963 | 1.3% |
| \$50,000 to \$99,999 | 152 | 1.5% | 5,953 | 2.7% |
| \$100,000 to \$149,999 | 885 | 8.5% | 144,24 | 6.5% |
| \$150,000 to \$199,999 | 3,671 | 35.3% | 514,25 | 23.1% |
| \$200,000 to \$299,999 | 3,839 | 36.9% | 75,743 | 34.1% |
| \$300,000 to \$499,999 | 1,261 | 12.1% | 49,212 | 22.1% |
| \$500,000 to \$999,999 | 519 | 5.0% | 18,958 | 8.5% |
| \$1,000,000 or more | 32 | 0.3% | 3,559 | 1.6% |
| Total | 10,410 | 100.0% | 222,237 | 100.0% |
| 2000 Median Value | \$209,200 | | \$240,800 | |

Source: American Community Survey, 2009-2013

Table 6. Housing Values, Owner Occupied, 2013

| Housing Value | Number in Teaneck | Percent in Teaneck | Number in Bergen County | Percent in Bergen County |
|------------------------|-------------------|--------------------|-------------------------|--------------------------|
| Less than \$50,000 | 165 | 1.7% | 3,463 | 1.6% |
| \$50,000 to \$99,999 | 61 | 0.6% | 2,019 | 0.9% |
| \$100,000 to \$149,999 | 90 | 0.9% | 3,343 | 1.5% |
| \$150,000 to \$199,999 | 170 | 1.7% | 4,657 | 2.1% |

| | | | | |
|-------------------------------|-----------|--------|-----------|--------|
| \$200,000 to \$299,999 | 1,092 | 11.0% | 21,262 | 9.7% |
| \$300,000 to \$499,999 | 6,090 | 61.5% | 97,870 | 44.5% |
| \$500,000 to \$999,999 | 1,955 | 19.7% | 72,577 | 33.0% |
| \$1,000,000 or more | 282 | 2.8% | 17,827 | 6.7% |
| Total | 9,905 | 100.0% | 220,018 | 100.0% |
| 2013 Median Value | \$396,600 | | \$451,400 | |

Source: American Community Survey, 2009 -2013

Monthly rental costs in Teaneck are somewhat lower than that of Bergen County, wherein the median monthly rent in Teaneck is \$1,271 versus \$1,334 in Bergen County. In Teaneck, the largest percentage of renters, 52 percent, pay between \$1,000 and \$1,499 per month in rent. See Table 7, Township of Teaneck and Bergen County, Monthly Rental Cost, 2013, for additional details.

Table 7. Township of Teaneck and Bergen County, Monthly Rental Cost, 2013

Source: American Community Survey, 2009-2013

| Monthly Rent | Number in Teaneck | Percent in Teaneck | Number in Bergen County | Percent in Bergen County |
|--------------------------|--------------------------|---------------------------|--------------------------------|---------------------------------|
| Less than \$200 | 30 | 1.0% | 1,026 | 0.9% |
| \$200 - \$299 | 95 | 3.1% | 1,884 | 1.7% |
| \$300 - \$499 | 71 | 2.2% | 3,138 | 2.8% |
| \$500 - \$749 | 120 | 3.8% | 3,332 | 3.0% |
| \$750 - \$999 | 228 | 7.3% | 11,898 | 10.7% |
| \$1,000 - \$1,499 | 1,608 | 51.7% | 48,224 | 43.4% |
| \$1,500 or more | 961 | 30.9% | 41,719 | 37.5% |
| Total | 3,113 | 100.0% | 111,221 | 100.0% |
| Median Rent | \$1,271 | | \$1,334 | |

In 2013, 42 percent of Teaneck owner occupied households contributed 30 percent or more of their income towards monthly housing costs. Thirty-five percent of Teaneck owner occupied households contributed less than 20 percent of their income towards monthly housing costs. See Table 8, Monthly Housing Costs as

Percentage of Household Income in the Past 12 Months – Owner Occupied Units, 2013, for further information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013

| | Less than 20 percent | 20 to 29 percent | 30 percent or more |
|--------------------------------|-----------------------------|-------------------------|---------------------------|
| Less than \$20,000 | 0.1% | 0.0% | 3.8% |
| \$20,000 - \$34,999 | 0.0% | 0.4% | 5.6% |
| \$35,000 - \$49,999 | 0.2% | 1.0% | 4.9% |
| \$50,000 - \$74,999 | 1.5% | 3.4% | 7.1% |
| \$75,000 or more | 33.2% | 18.1% | 20.5% |
| Zero or Negative Income | 0.3% | | |

Source: American Community Survey, 2009-2013

In 2013, 56 percent of Teaneck renter occupied households contributed 30 percent or more of their income towards monthly rental costs, whereas only 17 percent of Teaneck renter occupied households contributed less than 20 percent. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Units, 2013, for further information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013

| | Less than 20 percent | 20 to 29 percent | 30 percent or more |
|--------------------------------|-----------------------------|-------------------------|---------------------------|
| Less than \$20,000 | 0.0% | 2.2% | 20.7% |
| \$20,000 - \$34,999 | 1.0% | 0.9% | 13.3% |
| \$35,000 - \$49,999 | 0.3% | 1.6% | 11.9% |
| \$50,000 - \$74,999 | 0.7% | 11.1% | 7.2% |
| \$75,000 or more | 14.7% | 4.4% | 2.4% |
| Zero or Negative Income | 4.8% | | |
| No Cash Rent | 2.7% | | |

Source: American Community Survey 2009-2013

Teaneck has 18 housing units that lack complete plumbing facilities and 221 units that are overcrowded (defined as having 1.01 or more persons per room). The Township has 84 units that have no telephone service available and 85 units that lack complete kitchen facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2013, for further information.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2013

| | Overcrowded | No Telephone Service Available | Lacking Complete Plumbing | Lacking Complete Kitchen Facilities |
|------------------|--------------------|---------------------------------------|----------------------------------|--|
| No. Units | 221 | 84 | 18 | 85 |

Source: American Community Survey, 2009-2013

General Population Characteristics

The overall population of Teaneck has increased since 1980, with a slight decrease of 3 percent from 1980 to 1990. From 1990 to 2000, the population of Teaneck grew by 4 percent; during this same time period, Bergen County's population increased by 7 percent. See Table 11, Population Growth, for more information.

Table 11. Population Growth

| | 1980 | 1990 | Percent Change (1980-1990) | 2000 | Percent Change (1990-2000) | 2010 | Percent Change (2000-2010) |
|----------------------|-------------|-------------|-----------------------------------|-------------|-----------------------------------|-------------|-----------------------------------|
| Teaneck | 39,007 | 37,825 | -3.0% | 39,260 | 3.8% | 39,776 | 1.3% |
| Bergen County | 845,385 | 825,380 | -2.4% | 884,118 | 7.1% | 905,116 | 2.4% |

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 through 2010, there were shifts in the age distribution of Teaneck. The age group 5 to 14 decreased from 5,932 persons to 5,494 persons (i.e., -7 percent). The largest decrease was in the 35 to 44 age group, which decreased from 6,028 persons to 5,035 persons (i.e., -17 percent). Conversely, the age group 55 through 64 increased by 31 percent, from 3,988 persons to 5,230 persons. See Table 12, Age Distribution, 2000-2010, for additional details.

Table 12. Age Distribution, 2000-2010

| Age Group | 2000 | Percent | 2010 | Percent | Percent Change |
|------------------|-------------|----------------|-------------|----------------|-----------------------|
| Under 5 | 2,521 | 6.4% | 2,622 | 6.6% | 4.0% |
| 5-14 | 5,932 | 15.1% | 5,494 | 13.8% | -7.4% |
| 15-24 | 5,020 | 12.8% | 5,558 | 14.0% | 10.7% |
| 25-34 | 4,237 | 10.8% | 4,144 | 10.4% | -2.2% |
| 35-44 | 6,028 | 15.4% | 5,035 | 12.7% | -16.5% |
| 45-54 | 5,950 | 15.2% | 5,787 | 14.5% | -2.7% |
| 55-64 | 3,988 | 10.2% | 5,230 | 13.1% | 31.1% |

| | | | | | |
|--------------|--------|--------|--------|--------|-------|
| 65-74 | 2,827 | 7.2% | 3,125 | 7.9% | 10.5% |
| 75+ | 2,757 | 7.0% | 2,781 | 7.0% | 0.9% |
| Total | 39,260 | 100.0% | 39,776 | 100.0% | - |

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage, or adoption, all living in the same household. In 2013, there were 13,105 households in Teaneck, with an average of 2.88 persons per household and an average of 3.37 persons per family. Approximately 75 percent of the households are comprised of married couples with or without children. Almost 25 percent of the Teaneck households are non-family households, which includes individuals.

Income Characteristics

Teaneck households have, on average, higher incomes than that of Bergen County. Annual median income for Teaneck households in 2013 was \$93,463 versus \$78,314 in Bergen County. Table 13, Household and Family Income by Income Brackets for Teaneck and Bergen County, 2013, further illustrates these findings by noting the number of households in each of the income categories.

Table 13. Household and Family Income by Income Brackets for Teaneck and Bergen County, 2013

| | Teaneck | | Bergen County | |
|------------------------------|------------|---------|---------------|---------|
| | Households | Percent | Households | Percent |
| Less than \$10,000 | 655 | 5.0% | 14,302 | 4.3% |
| \$10,000 - \$14,999 | 288 | 2.2% | 10,976 | 3.3% |
| \$15,000 - \$24,999 | 839 | 6.4% | 21,952 | 6.6% |
| \$25,000 - \$34,999 | 616 | 4.7% | 22,285 | 6.7% |
| \$35,000 - \$49,999 | 1,075 | 8.2% | 34,258 | 10.3% |
| \$50,000 - \$74,999 | 1,795 | 13.7% | 56,875 | 17.1% |
| \$75,000 - \$99,999 | 1,861 | 14.2% | 43,94 | 13.2% |
| \$100,000 - \$149,999 | 2,660 | 20.3% | 61,865 | 18.6% |

| | | | | |
|----------------------------------|----------|--------|----------|--------|
| \$150,000 - \$199,999 | 1,481 | 11.3% | 28,604 | 8.6% |
| \$200,000 or more | 1,835 | 14.0% | 37,584 | 11.3% |
| Total | 13,105 | 100.0% | 332,605 | 100.0% |
| Median Income | \$93,463 | | \$78,314 | |

Source: American Community Survey, 2009-2013

Although the Census data does not provide a breakdown of household income by household size, COAH's 2013 Regional Income Limits for Bergen/Hudson/Passaic/Sussex County (Region 1) for a household of one person was \$59,095. As such, the moderate-income threshold for a household of one person was \$47,276 (i.e., 80 percent of \$59,095). In attempting to approximate the number of low- and moderate-income households in the Township, using the household size of one person is a conservative approach that represents just a minimum threshold. Table 13 shows that the percentage of households in the Township for which income was below this minimum threshold was approximately 27 percent.

The percentage of persons and households below the poverty level, as defined by the 2013 American Community Survey, equates to 8.1 percent of all Teaneck residents. This is higher than the County as a whole, wherein 7.2 percent of County residents were living below the poverty level in 2013.

Employment Characteristics

Table 14, Employment Status, indicates the number of Township residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 65 percent of Teaneck residents 16 and over are in the in the labor force and, among those in the labor force, all are in the civilian labor force. Of the residents in the civilian labor force, approximately 93 percent are employed and approximately 7 percent are unemployed.

Table 14. *Employment Status*

| | Number in Teaneck | Percent in Teaneck |
|-------------------------------------|-------------------|--------------------|
| Population 16 years and over | 31,314 | - |
| In Labor Force | 20,367 | 65.0% |
| Civilian Labor Force | 20,322 | 64.9% |
| <i>Employed</i> | 18,842 | 92.7% |
| <i>Unemployed</i> | 1,480 | 7.2% |
| Armed Forces | 45 | 0.1% |
| Not in Labor Force | 10,947 | 35.0% |

Source: American Community Survey, 2009-2013

Table 15, Employment by Occupation, Teaneck, 2013, identifies the occupations of employed persons.

While Teaneck residents work in a variety of industries, 56 percent of employed residents work in Management, Business, Science, and Arts-related occupations; and 23 percent are employed in Sales and Office-related occupations. A small number of employed Township residents, 4 percent, work in Production, Transportation and Moving-related occupations.

Table 15. Employment by Occupation, Teaneck, 2013

| Sector Jobs | Number | Percent |
|--|---------------|----------------|
| Management, Business, Science, and Arts Occupations | 10,557 | 56.0% |
| Service | 2,513 | 13.3% |
| Sales and Office | 4,117 | 21.9% |
| Natural Resources, Construction, and Maintenance | 838 | 4.4% |
| Production, Transportation, and Moving | 817 | 4.3% |
| Total | 18,842 | 100.0% |

Source: American Community Survey, 2009-2013

Table 16, Distribution of Employment by Industry, Township Residents, 2013, shows the distribution of employment by industry for employed Teaneck residents. The four industries to capture the largest segments of the population were Educational, Health, and Social Services at 35 percent; Professional, Scientific, Management, Administrative, and Waste Management Services at 13 percent; Financing, Insurance, Real Estate, Renting and Leasing at 10 percent; and Arts, Entertainment, Recreation, Accommodation and Food services at 8 percent.

Table 16. Distribution of Employment by Industry, Township Residents, 2013

| Sector Jobs | Number | Percent |
|--|---------------|----------------|
| Agriculture, Forestry, Fishing and Hunting, and Mining | 0 | 0.0% |
| Construction | 599 | 3.2% |
| Manufacturing | 780 | 4.1% |
| Wholesale Trade | 433 | 2.3% |
| Retail Trade | 1,555 | 8.3% |
| Transportation and Warehousing, and Utilities | 708 | 3.8% |
| Information | 1,019 | 5.4% |
| Financing, Insurance, Real Estate, Renting, and Leasing | 1,842 | 9.8% |

| | | |
|--|---------------|---------------|
| Professional, Scientific, Management, Administrative, and Waste Management Services | 2,438 | 12.9% |
| Educational, Health and Social Services | 6,682 | 35.5% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 1,495 | 7.9% |
| Public Administration | 593 | 3.1% |
| Other | 698 | 3.7% |
| Total | 18,842 | 100.0% |

Source: American Community Survey, 2009-2013

Of the employed Teaneck residents, approximately 81 percent are private wage and salary workers; 18 percent are government workers; and 6 percent are self-employed. See Table 17, Distribution by Class of Worker, 2013, for additional details.

Table 17. *Distribution by Class of Worker, 2013*

| | Number in Teaneck | Percent in Teaneck |
|---|--------------------------|---------------------------|
| Private Wage and Salary Workers | 15,215 | 80.8% |
| Government Workers | 2,489 | 13.2% |
| Self-employed in own not incorporated business workers | 1,121 | 5.9% |
| Unpaid family workers | 17 | 0.1% |
| Total | 18,842 | 100.0% |

Source: American Community Survey, 2009-2013

The New Jersey Department of Labor and Statistics tracks covered employment throughout the State. See Table 18, Employment in Teaneck by Industry Sector, 2002, 2007, 2011, for additional details. According to the New Jersey Department of Labor and Statistics, there were 16,015 private sector jobs in Teaneck in 2011. Health Care and Social Assistance; Professional, Scientific, and Technical Services; and Educational Services were the largest sectors of in-town employment, with 4,481, 3,555, and 2,786 jobs, respectively. Table 18 also shows the number of employees by sector in Teaneck in 2002 and 2007. The largest decrease in local employment between 2002 and 2011 was in the Information (-447 jobs) and Accommodation and Food Services (-432 jobs) sectors, which experienced decreases of 46 and 34 percent, respectively. The sector which saw the largest local employment increase between 2002 and 2011 was

the Professional, Scientific and Technical Services sector, which experienced an increase of 2,299 jobs (or 183 percent).

Table 18. Public Sector Employment in Teaneck by Industry Sector, 2002, 2007, 2011

| | 2002 | | 2007 | | 2011 | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| | COUNT | SHARE | COUNT | SHARE | COUNT | SHARE |
| PRIVATE SECTOR JOBS | | | | | | |
| Agriculture, Forestry, Fishing and Hunting, and Mining | 2 | 0.0% | 1 | 0.0% | 0 | 0.0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Utilities | 1 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Construction | 203 | 1.5% | 184 | 1.2% | 101 | 0.6% |
| Manufacturing | 495 | 3.6% | 345 | 2.2% | 347 | 2.2% |
| Wholesale Trade | 886 | 6.4% | 554 | 3.6% | 566 | 3.5% |
| Retail Trade | 851 | 6.2% | 874 | 5.6% | 732 | 4.6% |
| Transportation and Warehousing | 68 | 0.5% | 45 | 0.3% | 47 | 0.3% |
| Information | 977 | 7.1% | 1,428 | 9.2% | 530 | 3.3% |
| Finance and Insurance | 610 | 4.4% | 529 | 3.4% | 508 | 3.2% |
| Real Estate and Rental and Leasing | 160 | 1.2% | 310 | 2.0% | 148 | 0.9% |
| Professional, Scientific and Technical Services | 1,256 | 9.1% | 2,655 | 17.0% | 3,555 | 22.2% |
| Management of Companies and Enterprises Administration & Support | 254 | 1.8% | 198 | 1.3% | 23 | 0.1% |
| Waste Management and Remediation | 504 | 3.7% | 267 | 1.7% | 252 | 1.6% |
| Educational Services | 2,002 | 14.6% | 2,696 | 17.3% | 2,786 | 17.4% |
| Health Care and Social Assistance | 3,522 | 25.6% | 3,547 | 22.8% | 4,481 | 28.0% |
| Arts, Entertainment, and Recreation | 131 | 1.0% | 129 | 0.8% | 147 | 0.9% |
| Accommodation and Food Services | 1,320 | 9.6% | 912 | 5.9% | 888 | 5.5% |
| Other Services (Excluding Public Administration) | 316 | 2.3% | 351 | 2.3% | 376 | 2.3% |
| Public Administration | 183 | 1.3% | 561 | 3.6% | 528 | 3.3% |
| TOTAL PRIVATE SECTOR | 13,741 | 100.0% | 15,586 | 100.0% | 16,015 | 100.0% |

Source: State of New Jersey Department of Labor and Workforce Development Local Employment Dynamics; <http://onthemap.ces.census.gov/>

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2004 and 2014, Teaneck issued 444 certificates of occupancy: 291 for one- and two-family dwellings and 161 for multifamily dwellings. See Table 19, Residential Certificates of Occupancy, 2004-2014, for additional details.

Table 19. Residential Certificates of Occupancy, 2004-2014

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 1 & 2 Family | 173 | 10 | 13 | 11 | 17 | 20 | 11 | 10 | 8 | 4 | 14 | 291 |
| Multifamily | 8 | 79 | 0 | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 161 |
| Total | 181 | 89 | 13 | 85 | 17 | 20 | 11 | 10 | 0 | 4 | 14 | 444 |

Source: New Jersey Construction Reporter

Nonresidential Trends and Projections

According to the New Jersey Construction Reporter, between 2003 and 2013, Teaneck issued certificates of occupancy for a total of ±630,760 square feet of non-residential building space. See Table 20, Non-Residential Certificates of Occupancy, 2003-2013, for additional details. The majority of the non-residential growth can be attributed to:

- 476,555 square feet of multifamily/dormitory space, for which certificates of occupancy were issued in 2003 to 2005, 2007 and 2009;
- 59,074 square feet of institutional space, for which certificates of occupancy were issued in 2004 and 2013; and
- 43,641 square feet of office space, for which certificates of occupancy were issued in 2004, 2005, 2007 to 2009 and 2012.

Table 20. Non-Residential Certificates of Occupancy, 2003-2013

| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Total |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| Office | 0 | 1,369 | 10,108 | 0 | 298 | 19,955 | 4,355 | 0 | 40 | 7,516 | 0 | 43,641 |
| Retail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A-1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A-2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A-3 | 0 | 0 | 0 | 7,036 | 0 | 1,800 | 0 | 0 | 16,482 | 12,166 | 0 | 37,484 |
| A-4 | 0 | 0 | 2,709 | 6,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,709 |
| A-5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Multifamily/ Dormitories | 84,806 | 179,211 | 171,256 | 0 | 18,857 | 0 | 22,425 | 0 | 0 | 0 | 0 | 476,555 |

| | | | | | | | | | | | | |
|---|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------|---------------|---------------|---------------|----------------|
| Hotel/ Motel | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Education | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,000 | 0 | 0 | 1,000 |
| Industrial | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hazardous | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Institutional | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54,074 | 59,074 |
| Storage | 0 | 0 | 60 | 1,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,370 |
| Signs, Fences, Utility and Misc. | 0 | 200 | 384 | 599 | 462 | 0 | 0 | 0 | 0 | 1,282 | 0 | 2,927 |
| TOTAL | 84,806 | 185,780 | 184,517 | 14,945 | 19,617 | 21,755 | 26,780 | 0 | 17,522 | 20,964 | 54,074 | 630,760 |

Source: New Jersey Construction Reporter

Capacity for Growth (Vacant Land Analysis: Realistic Development Potential)

Teaneck is essentially fully developed. Per COAH's Second Round Rules, municipalities may seek an adjustment to their prospective need by undertaking a vacant land analysis and determining their capacity to provide new housing in which affordable housing has the potential to be accommodated, known as the realistic development potential (RDP). Such an analysis of lands was conducted. The analysis is set forth in Appendix A, containing a table and map. The map in Appendix A also indicates the locations of vacant parcels and environmental constraints. While there were a number of parcels identified as potentially developable based on the most recent parcel and tax assessment data for the Township, most of these are also encumbered by flood hazard areas, water bodies, steep slopes, and/or wetlands. Many of these parcels are isolated lots in residential neighborhoods that are too small for affordable housing development, while others are irregularly shapes or otherwise constrained. The Vacant Land Adjustment map, also in Appendix A, illustrates those sites that can realistically accommodate affordable housing in the Township.

V. Teaneck Affordable Housing Plan

Teaneck's Affordable Housing Efforts

The Township of Teaneck has made good faith efforts to address its affordable housing obligations. The Township was granted Second Round Certification on December 15, 2004. In 2008, the Planning Board adopted a Third Round Housing Element and Fair Share Plan and the governing body petitioned COAH for substantive certification of the plan. The 2008 housing plan addressed Teaneck's obligations as they were determined at that time, while recognizing that the Township has a limited amount of vacant and developable land to provide realistic opportunities for low- and moderate-income households. This current Fair Share Plan identifies additional realistic mechanisms for the construction of affordable housing.

Satisfaction of the Rehabilitation Obligation

A municipality's rehabilitation obligation is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. In 2008, COAH determined the Township's rehabilitation obligation to be 234 units. However, the Township conducted an exterior housing survey pursuant to N.J.A.C. 5:97-6.2(a) to determine its rehabilitation number, which indicated that there were 57 units in need of rehabilitation in Teaneck. The Township subsequently requested that COAH lower its Third Round rehabilitation obligation from 234 units to 115 units based upon a Third Round rehabilitation obligation that includes 57 units identified by the Teaneck Building Official as being in need of rehabilitation, plus 58 units that were rehabilitated by the Bergen County Division of Community Development since April 1, 2000.

In 2014, the Township's rehabilitation obligation according to COAH's proposed Third Round Substantive Rules was 56 units. See Table 21, Township of Teaneck Rehabilitation Obligation, below. However, this figure has not been definitively calculated for 2015.

Table 21. Township of Teaneck Rehabilitation Obligation

| | Crowded, Built Pre-1960 | Incomplete Plumbing | Incomplete Kitchen | Total Minus Double Count | Low/Mod Share | Total Rehabilitation Obligation |
|-------|------------------------------------|--------------------------------|-------------------------------|-------------------------------------|--------------------------|--|
| Units | 62 | 21 | 38 | 94 | 0.595 | 56 |

The Township participates in Bergen County's Home Improvement Program, which has rehabilitated a number of housing units in recent years. See Table 22, Rehabilitated Units in the Township of Teaneck Since 2010, below, which details the 10 units in Teaneck that have been rehabilitated through the Home Improvement Program in the years since 2010.

Table 22. Rehabilitated Units in the Township of Teaneck Since 2010

| Street Address | Block | Lot | Units | Loan Amount | Year of Loan | Work Done |
|----------------------|-------|-----|-------|-------------|--------------|--|
| 395 Terhune Street | 106 | 18 | 1 | \$65,550 | 2010 | Windows, electrical, front steps |
| 131 Hamilton Road | 5408 | 17 | 1 | \$17,250 | 2010 | Roof, heating system |
| 118 Fairview Avenue | 5813 | 7 | 1 | \$17,500 | 2011 | Plot survey, handrails, driveway, h/w heater, gutters/leaders, doors, ceiling tile, smoke & CO detectors |
| 12 Irvington Road | 5401 | 26 | 1 | \$10,310 | 2011 | Roof, h/w heater, windows |
| 7 Lerome Place | 5204 | 10 | 1 | \$17,400 | 2012 | Smoke detectors, steps, walk, French drain system, gutters/leaders, windows |
| 1280 Taft Road | 2104 | 22 | 1 | \$32,600 | 2012 | Smoke & CO detectors, roof, repair chimney, steps, plot survey, doors (storm & garage) |
| 14 Voorhees Street | 29 | 2 | 1 | \$16,800 | 2013 | Roof, electrical, front & garage doors |
| 466 Hillcrest Street | 118 | 5 | 1 | \$23,700 | 2014 | Smoke & CO detectors, electrical, doors, windows |
| 1707 Ardsley Court | 5504 | 13 | 1 | \$18,900 | 2014 | Windows, painting, sump pump, French drain system, mold remediation |
| 1568 Walden Street | 5605 | 4 | 1 | \$33,150 | 2014 | Patio door, garage door, windows, driveway, siding, smoke & CO detectors, lead upgrade |

Therefore, the Township is entitled to **10 credits** for rehabilitated dwelling units. The Township will continue to work to rehabilitate the remaining units through the ongoing relationship with Bergen County's Home Improvement Program. The Bergen County Division of Community Development, a part of the County's Planning and Development Department, administers the program, which provides resources to rehabilitate one- and two-family housing. The Township will continue to participate in this program and will utilize the County as the administrative agent of the program. Additionally, the Township will contract with either the County or a private consultant, as needed, to offer a rental rehabilitation program.

Satisfaction of the Prior Round Obligation

The Prior Round obligation for Teaneck has not yet been definitively determined. The Township has entered into a shared services agreement with over 200 municipalities to retain an expert (Econsult Solutions) to determine their affordable housing obligations, but these figures are not expected to be available before the end of December 2015.

The Prior Round obligation can be defined as the cumulative 1987 through 1999 affordable housing obligation. This time period corresponds to the First and Second Rounds of affordable housing. In 2008, COAH calculated the Township's Prior Round obligation to be 192 units. Based on Teaneck's adopted 2008 Third Round Fair Share Plan, the Township has not only met, but exceeds its obligation, as follows:

A housing unit that was created and occupied between April 1, 1980 and December 15, 1986 is eligible for one credit when it was developed specifically for households whose income did not exceed 80 percent of the median income and the unit is governed by controls on affordability that are consistent with the requirements set forth in N.J.A.C. 5:92-12; such credits are identified as “Prior Cycle” credits. Teaneck is able to claim 170 Prior Cycle credits from family affordable for-sale units at the Chestnut Hill and Thomas Street Condominiums, family affordable rental units at 87 Tryon Avenue West and senior affordable units at 5 Dogwood Lane. See Table 23, Prior Cycle Credits (1980-1986), below for additional information.

Table 23. Prior Cycle Credits (1980-1986)

| Development | Address | Credits |
|--------------------------------|------------------------|------------------|
| Chestnut Hill Condominiums | 400/408 Terhune Street | 2 units |
| Thomas Street Condominiums | 379/385 Thomas Street | 2 units |
| Teaneck Senior Citizen Housing | 5 Dogwood Lane | 158 units |
| 87 Tryon Avenue | 87 Tryon Avenue | 8 units |
| Total | | 170 units |

N.J.A.C. 5:93-1.3 defines a group home for the developmentally disabled as licensed and/or regulated by the New Jersey Department of Human Services as an “alternative living arrangement.” Per N.J.A.C. 5:93-5.8, alternative living arrangements may be used to address a municipal housing obligation. The unit of credit is the bedroom and each unit may be used to address a municipality’s rental obligation. See Table 24, Group Homes and Rental Bonuses Addressing the Prior Round Obligation, below for additional information.

Table 24. Group Home Credits and Rental Bonuses Addressing the Prior Round Obligation

| Development | Credits | Anticipated Rental Bonus | Total |
|---|----------------|---------------------------------|--------------|
| 1266 Teaneck Road | 2 | 2 | 4 |
| 640 American Legion Drive | 13 | 3 | 16 |
| 911 Teaneck Road | 2 | 1* | 3 |
| Arc Group Home | 5 | 0* | 5 |
| North Jersey Friendship House (315 Locust Street) | 4 | 0* | 4 |
| Deveraux Foundation Group Home (1014 Palisade Avenue) | 3 | 0* | 3 |
| Total | 29 | 6 | 35 |
| *Pursuant to N.J.A.C. 5:93-5.15(d)3, no rental bonus shall be granted in excess of the rental obligation | | | |

Teaneck addressed its Prior Round obligation through nine affordable for-sale units. Six of the nine units are located at 481 through 491 Linden Avenue in the Lindcrest Garden Condominiums. The remaining three units are located at 243, 245 and 247 Thompson Avenue. See Table 25, Family For-Sale Units Addressing the Prior Round Obligation, below.

Table 25. Family For-Sale Units Addressing the Prior Round Obligation

| Development | Credits |
|--------------------------------|----------------|
| 481-491 Linden Avenue | 6 units |
| 243, 245 & 247 Thompson Avenue | 3 units |
| Total | 9 units |

The Township of Teaneck is eligible for **214 credits** towards the Prior Round obligation. These projects are detailed above and summarized below in Table 26, Entitlement to Prior Round Affordable Housing Credits for Constructed Projects. Any credits above the Prior Round obligation are considered surplus credits that can be applied to the Township’s Third Round obligations.

Table 26. Entitlement to Prior Round Affordable Housing Credits for Constructed Projects

| Compliance Mechanism | Credits |
|--|------------------|
| Prior Cycle Credits | 170 units |
| Family For-Sale Units | 9 units |
| Rental Units | 29 units |
| Anticipated Rental Bonus | 6 units |
| Total | 214 units |
| *22 Prior Round surplus units to be credited to the Third Round | |

Satisfaction of the Third Round Obligation

Since 1999, COAH has failed to adopt Third Round rules that have withstood legal challenge. In the intervening years, three Third Round rules were promulgated by COAH and three reports have been issued by the Fair Share Housing Center (FSHC), each of which assigned Teaneck a Third Round Fair Share Obligation. This tremendous variation has created a great deal of uncertainty for Teaneck, and indeed all of New Jersey’s municipalities, as to what their prospective Fair Share obligation will be.

As such, the Third Round Obligation for Teaneck has not yet been definitively determined. The Township has entered into a shared services agreement with over 200 municipalities to retain an expert (Econsult Solutions) to determine their affordable housing obligations, but these figures are not expected to be available before the end of December 2015. Until that number is released, Teaneck is relying on a Vacant Land Adjustment (VLA) to determine the Township’s realistic developmental potential (RDP), (which is set

forth in Appendix “A” of this report). Based on the VLA analysis, approximately 46 acres of vacant land exist within the Township that would be suitable for inclusionary multifamily residential development. Assuming that all such parcels were rezoned accordingly at the presumptive minimum density of six units per acre and with a mandatory set-aside of 20 percent, the Township has a RDP of 37 affordable housing units (46 acres x 6 units/acre x 20% = 37 units). However, if Econsult Solutions determines a Third Round Fair Share Obligation for Teaneck that is less than 37 units, Teaneck reserves the right to amend its Fair Share Housing Plan.

The proposed affordable housing mechanisms that would address Teaneck’s Third Round obligations are discussed below.

1. **Surplus units from Prior Round: 22 units**
22 units were carried from Round Two to Round Three
2. **Supportive Shared Living Housing: 28 units**
All of the housing set forth in Table 27, Township of Teaneck Supportive Shared Living Housing Units, are completed and occupied.

Table 27. Township of Teaneck Supportive Shared Living Housing Units

| Development | Credits (Bedrooms/Units) |
|----------------------|-------------------------------------|
| 624 Ogden Avenue | 4 |
| 733 Pomander Walk | 9 |
| 1390 Hill Street 1B | 2 |
| 121 Washington Place | 4 |
| 565 John Street | 3 |
| 236 Irvington Road | 4 |
| Walraven Place | 2 |
| Total | 28 |

3. **Teaneck Senior Citizen’s Addition: 18 units**
18 additional senior units were added to the existing project on Cedar Lane and are fully occupied.
4. **Single-Family Homes: 8 units**
Eight single-family homes have been developed in Teaneck by the Bergen County Housing Authority and all are occupied. The addresses are 528 and 532 Chestnut Place; 621 and 623 American Legion Drive; 393 and 389 Morningside Terrace; and 197 and 195 Fort Lee Road.
5. **Bright Side Senior: 61 units**
This 61-unit senior rental project located at 60 Bergen Avenue in Teaneck received site plan approval in 2014 and is expected to be open in 2016. (Note that the project contains 62 total units, but one unit within the project is intended to be occupied by a superintendent.)

6. **227 Teaneck Road: 5 units**
This 24 unit apartment project, inclusive of five family units for low- and moderate-income residents, received site plan approval in 2015 and is expected to start construction in 2016.
7. **1475 Palisade Avenue: 15 units**
This 128 unit apartment project was approved in 2014. The development is obligated to set aside eight units within the project and build seven additional units elsewhere in Teaneck for low- and moderate-income families.
8. **764 New Bridge Road: 2 units**
This 19 unit townhouse project received site plan approval in 2009, of which two units were to be set aside for low- and moderate-income residents.

Table 28. Entitlement to Third Round Affordable Housing Credits for Approved/Planned Projects

| Plan Component | Type | Units |
|---|---------------------------------|------------|
| Surplus Units Carried from Prior Round | - | 22 |
| Supportive Shared Living | Alternative Living Arrangements | 28 |
| Teaneck Senior Citizens Addition | Age-Restricted | 18 |
| Single-Family Homes (Bergen County Housing Authority) | Family For-Sale | 8 |
| Bright Side Senior (60 Bergen Avenue) | Senior Rental | 61 |
| 227 Teaneck Road | Family For-Sale/Rental | 5 |
| 1475 Palisade Avenue | Family For-Sale/Rental | 15 |
| 764 New Bridge Road | Family For-Sale/Rental | 2 |
| Total | | 159 |

Satisfaction of Minimum/Maximum Requirements

By being eligible for a total of **159 credits** of low- and moderate-income housing, Teaneck has more than satisfied its Third Round Prospective Need obligation.

In addition, Teaneck is subject to minimum requirements for very low-income units and rental units; and maximum restrictions for age-restricted units, which is also satisfied as follows:

- **Minimum Very Low-Income Units = 5 units**
Pursuant to the Fair Housing Act (N.J.S.A. 52:27D-329.1), municipalities must ensure that at least 13 percent of the housing units made available for occupancy by low- and moderate-income households shall be reserved for occupancy by very low-income households (13% x 37 units). The Township will satisfy this requirement in one or more of the family rental projects that are to be completed in 2016 and beyond (227 Teaneck Road, 1475 Palisade Avenue, or 764 New Bridge Road).
- **Minimum Rental Obligation = 10 units**
Pursuant to COAH's Second Round Substantive Rules (N.J.A.C. 5:93-5.13), every municipality shall have an obligation to create a realistic opportunity to construct rental units. The formula which

establishes the Township's rental obligation is equal to 25% of the Township's realistic development potential (25% x 37 units). Teaneck has satisfied this requirement with the existing supportive housing units in the Township (28 units), and anticipates that additional rental units may be provided in the following projects: 227 Teaneck Road, 1475 Palisade Avenue and 764 New Bridge Road.

- Maximum Age-Restricted Units = 21 units
Pursuant to COAH's Second Round Substantive Rules (N.J.A.C. 5:93-5.12), municipalities may restrict housing for senior citizens based on the following formula:

$$0.25 (\text{prior-cycle fair share} + \text{realistic development potential} + \text{rehabilitation component} - \text{credits pursuant to N.J.A.C. 5:93-3.4})$$

The Township has satisfied its prior-cycle fair share obligation and anticipates receiving 10 credits for the rehabilitation of low- and moderate-income substandard units. The maximum number of age-restricted units is equal to 25% of the Township's realistic development potential plus the remaining rehabilitation component, as follows:

$$0.25 \times (37 \text{ units} + 56 \text{ units} - 10 \text{ units}) = 21 \text{ units}$$

The Township will address its Third Round obligation with the soon-to-be completed Bright Side Senior housing project of 61 units.

Spending Plan

The Township of Teaneck has a development fee ordinance (Chapter 33, Article VI, Section 33-35) which provides a dedicated revenue source for affordable housing. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent for purposes including a housing rehabilitation program, costs associated with affordable housing construction, providing affordability assistance to low-income households and professional services related to the planning for affordable housing.

Future Emerging Development Opportunities

While Teaneck has fully satisfied its obligation for low- and moderate-income housing for the Third Round as documented above, including its Rehabilitation Share, Prior Round obligation and Prospective Need, it should be noted that there are rezonings under consideration or which have been proposed, which may add to Teaneck's inventory of low- and moderate-income housing. These are detailed below.

It should be stressed that **none** of these are included in this present Housing Element and Fair Share Plan because: (a) they are not **required** to meet the Third Round obligation; and (b) the Township is still in the process of considering whether to undertake such rezonings, exactly what type of housing, what densities or total units should be permitted, and whether and what percentage of such units would be set-aside for low- and moderate-income households. They are set forth here as “emerging opportunities” for such future housing, nothing more. Teaneck will determine at the appropriate time whether to amend this Plan and whether to include one or more such projects in its future Fair Share Plans.

Four additional rezonings are under consideration in Teaneck which could yield additional affordable housing opportunities in Teaneck. It is anticipated that in each case, ten percent (10%) of its total units will be set aside for low and moderate income housing.

The four sites or areas are as follows:

- (1) 1775 Windsor Road (Block 5602, Lots 1 and 2): The contract purchaser has requested a rezoning to allow 248 total units, of which 10% of the units (25 units), or payment-in-lieu of such units, would be provided for affordable housing. A Master Plan Amendment recommending the rezoning has been adopted by the Planning Board and Township Council has introduced an amendment for such a rezoning.
- (2) 520 Palisade Avenue: The property owner has requested a rezoning of this property for 196 units. The applicant was not proposing to include any affordable housing. However, assuming a 10% set aside was mandated, 20 units of low and moderate income housing would be included. The Township Council has not yet taken up this request.
- (3) 1500 Teaneck Road: The contract purchaser has requested a rezoning of the property for 258 residential units of which 10% (or 26 units) would be set aside for low and moderate income housing. The Planning Board is currently evaluating this proposed rezoning.
- (4) Alfred Avenue Area: the Township is considering adopting an overlay zoning of a ± 18 acre industrial area located on Alfred Avenue in Teaneck which is projected to generate approximately 700 residential units in total if the entire area is redeveloped. It is anticipated that a 10% set-aside for low and moderate income families would be mandated. Realistically, only about one-half (350 units) are likely to be redeveloped in the next 10 years, yielding another 35 units of low- and moderate-income housing. The Planning Board will be holding a hearing on the adoption of a Master Plan Amendment recommending such rezoning in December 2015.

VI. Conclusion

Teaneck believes that this Fair Share Plan is a viable and credible plan, providing realistic opportunities for the provision of new affordable housing units and rehabilitation of existing substandard units, in light of the Township's limited resources – both in monetary terms and with regard to the limited amount of vacant land in the Township. However, to the extent that Econsult Solutions' calculations for Teaneck make it necessary or desirable for the Township to amend this Fair Share Plan, the Township reserves the right to do so. Table 29, The Township of Teaneck Entitlement to Affordable Housing Credits, summarizes the affordable housing mechanisms that address Teaneck's Prior Round and Third Round obligations.

Table 29. The Township of Teaneck Entitlement to Affordable Housing Credits

| CREDITS APPLIED TOWARDS PRIOR ROUND OBLIGATION | | | | |
|---|---------------------------------|--------------|----------------------------------|-----------------------------------|
| <u>Affordable Development</u> | <u>Type</u> | <u>Units</u> | <u>Anticipated Bonus Credits</u> | <u>Total Credits Plus Bonuses</u> |
| Chestnut Hill Condominiums | Family For-Sale | 2 | - | 2 |
| Thomas Street Condominiums | Family For-Sale | 2 | - | 2 |
| Teaneck Senior Citizen Housing | Age-Restricted | 158 | - | 158 |
| 87 Tryon Avenue | Family Rental | 8 | - | 8 |
| 1266 Teaneck Road | Alternative Living Arrangements | 2 | 2 | 4 |
| 640 American Legion Drive | Alternative Living Arrangements | 13 | 3 | 16 |
| 911 Teaneck Road | Alternative Living Arrangements | 2 | 1 | 3 |
| Arc Group Home | Alternative Living Arrangements | 5 | - | 5 |
| North Jersey Friendship House (315 Locust Street) | Alternative Living Arrangements | 4 | - | 4 |
| Deveraux Foundation Group Home (1014 Palisade Avenue) | Alternative Living Arrangements | 3 | - | 3 |
| 481-491 Linden Avenue | Family For-Sale | 6 | - | 6 |
| 243, 245 & 247 Thompson Avenue | Family For-Sale | 3 | - | 3 |
| Total | | 208 | 6 | 214 |

| CREDITS APPLIED TOWARDS THIRD ROUND OBLIGATION | | | | |
|---|---------------------------------|---------------------|---|--|
| <i><u>Affordable Development</u></i> | <i><u>Type</u></i> | <i><u>Units</u></i> | <i><u>Anticipated Bonus Credits</u></i> | <i><u>Total Credits Plus Bonuses</u></i> |
| Surplus Units Carried from Prior Round | - | 22 | - | 22 |
| Supportive Shared Living | Alternative Living Arrangements | 28 | TBD | 28 |
| Teaneck Senior Citizens Addition | Age-Restricted | 18 | TBD | 18 |
| Single-Family Homes (Bergen County Housing Authority) | Family For-Sale | 8 | - | 8 |
| Bright Side Senior (60 Bergen Avenue) | Age-Restricted Rental | 61 | - | 61 |
| 227 Teaneck Road | Family For-Sale/Rental | 5 | TBD | 5 |
| 1475 Palisade Avenue | Family For-Sale/Rental | 15 | TBD | 15 |
| 764 New Bridge Road | Family For-Sale/Rental | 2 | TBD | 2 |
| Total | | 159 | - | 159 |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|--|-------------------------|----------------|-----------------------------------|
| 101 | 1 | | P | 1.01 | ROSI Green Acres | 640 RIVER ROAD | 15C | TOWNSHIP OF TEANECK |
| 101 | 7 | | P | 10.3 | Green Acres, Terhune Park | 550 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 105 | 21 | | R01 | 0.0298 | Too small | 440 KIPP ST | 15C | TOWNSHIP OF TEANECK |
| 107 | 5 | | R01 | 0.157 | Too small | 370 KIPP ST | 15C | TOWNSHIP OF TEANECK |
| 117 | 3 | | | 0.0103 | Too small | 568 HILLCREST ST (REAR) | 1 | UNKNOWN |
| 117 | 18 | | | 0.0172 | Too small | 512 HILLCREST ST (REAR) | 1 | UNKNOWN |
| 118 | 1 | | | 0.0803 | Too small | 161 LARCH AVE | 1 | UNKNOWN |
| 119 | 1 | | | 0.0379 | Too small | 183 ELM AVE | 1 | UNKNOWN |
| 201 | 1 X | | P | 9.4 | Public land | 700 POMANDER WALK | 15C | TOWNSHIP OF TEANECK |
| 201 | 2 | | R01 | 0.2709 | Too small | 836 CEDAR LANE | 1 | 836 CEDAR LN LLC |
| 212 | 1 | | R01 | 0.5562 | Too small | 671 POMANDER WALK | 15C | TOWNSHIP OF TEANECK |
| 212 | 2 | | R01 | 0.3197 | Too small | 662 POMANDER WALK | 15C | TOWNSHIP OF TEANECK |
| 302 | 4 | | R01 | 0.2862 | Too small | 827 CEDAR LANE | 15C | BOARD OF FREEHOLDERS |
| 402 | 1 | | U | 3 | Adjacent to Route 4 and FDU facilities; traffic island isolated by Route 4/assoc. ramps (2008 VLA) | 1100 RIVER RD | 1 | FAIRLEIGH DICKENSON UNIVERSITY |
| 502 | 18 | | R01 | 0.58 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 502 | 19 | | R01 | 0.062 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 503 | 10 | | R01 | 0.0599 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 504 | 9 | | R01 | 0.0823 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|--------|------|------|------|---------|-------------------------------|-----------------------|----------------|---------------------|
| 510 | 2 | | R01 | 0.1041 | Too small | 681 MARTENSE AVE | 15C | TOWNSHIP OF TEANECK |
| 511 | 22 | | R01 | 16.31 | Green Acres, Phelps Park | 1005 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 604 | 5 | | R01 | 0.0918 | Too small | 668 TILDEN AVE | 15C | TOWNSHIP OF TEANECK |
| 605 | 6 | | R01 | 0.0129 | Too small | 668 MAPLE AVE | 15C | TOWNSHIP OF TEANECK |
| 608 | 1 | | P | 0.33 | Too small | 682 BEVERLY RD | 15C | TOWNSHIP OF TEANECK |
| 610 | 29 | | B1 | 0.1537 | Too small | 619 CEDAR LANE | 15C | TOWNSHIP OF TEANECK |
| 705 | 4.01 | | P | 1.47 | Parking lot | AMERICAN LEGION DRIVE | 15C | TOWNSHIP OF TEANECK |
| 705.01 | 4.01 | | P | 0.15 | Too small | ALMA TERRACE | 15C | TOWNSHIP OF TEANECK |
| 706 | 5 | | MX-1 | 0.0275 | Too small | 404 CEDAR LANE | 15C | TOWNSHIP OF TEANECK |
| 706 | 9 | | MX-1 | 0.1655 | Too small | 380 CEDAR LANE | 15C | TOWNSHIP OF TEANECK |
| 803 | 6 | | R01 | 4.48 | Green Acres, Sagamore Park | 900 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 810 | 9 | | R01 | 1.48 | Green Acres, Brookstaver Park | 860 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 817 | 8 | | P | 0.3306 | Too small | 539 CEDAR LANE | 15C | TOWNSHIP OF TEANECK |
| 818 | 6 | | P | 0.2938 | Too small | BEVERLY RD | 15C | TOWNSHIP OF TEANECK |
| 819 | 1 | | P | 0.2382 | Too small | 408 BEVERLY RD | 15C | TOWNSHIP OF TEANECK |
| 819 | 14 | | P | 0.36 | Too small | 824 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|------|------|------|---------|--|------------------------|----------------|---------------------------|
| 819 | 16 | | MX-1 | 0.0666 | Too small | BEVERLY RD | 15C | TOWNSHIP OF TEANECK |
| 819 | 17 | | P | 2.03 | Public land | 821 GARRISON AVE | 15C | TOWNSHIP OF TEANECK |
| 902 | 1 | | R01 | 1.16 | Green Acres, S. Gaylord Park | 399 WOODS RD | 15C | TOWNSHIP OF TEANECK |
| 903 | 1 | | R01 | 1.31 | Green Acres, S. Gaylord Park | 401 WOODS RD | 15C | TOWNSHIP OF TEANECK |
| 1002 | 1 | | RS | 10.54 | Green Acres, Brett Park | 1660 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 1002 | 2 | | P | 7.58 | Public land | 1600 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 1102 | 11 | | R01 | 1.2 | Green Acres, Continental Park | ROEMER AVE | 15C | TOWNSHIP OF TEANECK |
| 1102 | 14 | | R01 | 0.2101 | Too small | 578 NEW BRIDGE RD | 1 | GOREN, JACOB & BONNIE |
| 1103 | 1.01 | | R01 | 15.1 | ROSI Green Acres - Feldman Nature Preserve | 1725 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 1103 | 16 | | R01 | 0.2332 | Too small | 757 WINTHROP RD | 1 | PERL, ALLEN S & KAREN |
| 1107 | 5 | | R01 | 0.043 | Too small | 416 NEW BRIDGE RD | 15C | TOWNSHIP OF TEANECK |
| 1107 | 6 | | | 0.0168 | Too small | THAMES BLVD (REAR) | 1 | UNKNOWN |
| 1107 | 12 | | | 0.0029 | Too small | 414 NEW BRIDGE RD | 1 | UNKNOWN |
| 1108 | 8 | | R01 | 0.1286 | Too small | 640 THAMES BLVD (REAR) | 1 | SUSS, MORRIS & BARBARA |
| 1108 | 9 | | R01 | 0.0537 | Too small | 630 THAMES BLVD (REAR) | 1 | BERNSTEIN, MORRIS & IRENE |
| 1108 | 10 | | R01 | 0.0219 | Too small | THAMES BOULEVARD | 1 | UNKNOWN |
| 1109 | 3 | | R01 | 0.0551 | Too small | 630 NORFOLK ST | 1 | GROSSBARD, MARVIN & BEA |
| 1112 | 1 | | R01 | 0.43 | Too small | 751 ROEMER AVE | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-------|------|------|---------|--------------------------------|------------------------|----------------|----------------------------|
| 1204 | 1 | | R01 | 10.58 | Green Acres, Tokoloka Park | 589 MAITLAND AVE | 15C | TOWNSHIP OF TEANECK |
| 1301 | 1 | | RS | 23.38 | Borough Park, Andreas Memorial | 1400 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 1401 | 2 | | | 0.3419 | Too small | 1262 RIVER RD | 15C | TOWNSHIP OF TEANECK |
| 1501 | 1 | | R01 | 0.0386 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 1501 | 7 | | R01 | 0.0675 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 1502 | 1 | | R01 | 0.0964 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 1503 | 1 | | R01 | 0.0689 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 1507 | 1 | | R01 | 0.1653 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 1510 | 1 | | R01 | 0.461 | Too small | PEMBROKE ST | 15C | TOWNSHIP OF TEANECK |
| 1510 | 2 | | R01 | 0.0414 | Too small | DARTMOUTH ST | 15C | STATE OF NEW JERSEY |
| 1609 | 8 | | R01 | 0.1653 | Too small | 690 FOREST AVE | 1 | JERROLD S DREYER MD INC |
| 1610 | 13 | | R01 | 0.0266 | Too small | 1196 THE STRAND (REAR) | 15C | TOWNSHIP OF TEANECK |
| 1614 | 5 | | R01 | 0.1423 | Too small | 1163 TRAFALGAR ST | 1 | FISCH, JEROME |
| 1618 | 1 | | R01 | 0.1928 | Too small | 668 NORTHUMBERLAND RD | 15C | TOWNSHIP OF TEANECK |
| 1716 | 12 | | R01 | 0.1653 | Too small | 1351 SOMERSET RD | 1 | MOBILITY BUILDERS, LLC |
| 1801 | 14.01 | | | 0 | Too small | CHURCHILL ROAD (REAR) | 15C | TOWNSHIP OF TEANECK |
| 1802 | 10.02 | | | 0 | Too small | CHURCHILL ROAD (REAR) | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|------------------------------|---------------------|----------------|----------------------------------|
| 1803 | 11 | | R01 | 0.2948 | Too small | 490 CHURCHILL RD | 1 | SCHULHOF, STEVEN & YAEL |
| 1806 | 11 | | R01 | 0.6428 | Too small | 450 WINTHROP RD | 1 | LINDENBAUM, NATHAN J. & SHARI A. |
| 1808 | 20 | | R01 | 0.1653 | Too small | 569 MAITLAND AVE | 1 | ZAYAT, AHMED & JOANNE |
| 1808 | 21 | | R01 | 0.1653 | Too small | 563 MAITLAND AVE | 1 | ZAYAT, AHMED & JOANNE |
| 1811 | 11 | | R01 | 0.1928 | Too small | 448 MAITLAND AVE | 1 | HORNBLASS, MAURICE & RICKY |
| 1907 | 11 | | R01 | 0.0138 | Too small | 416 BRIARCLIFFE RD | 1 | GOTESMAN, ALEXANDER & MATY |
| 1908 | 19 | | R01 | 0.2583 | Too small | 393 WINTHROP RD | 1 | BLACKSTONE INC |
| 2005 | 10 | | R01 | 0.2204 | Too small | 359 MAITLAND AVE | 1 | HOFFER, AARON J & JENNIFER |
| 2006 | 21 | | R01 | 0.1653 | Too small | 327 MAITLAND AVE | 1 | SINGLETON, JENNIFER D |
| 2008 | 8 | | R01 | 0.1653 | Too small | 372 MAITLAND AVE | 1 | 372 MAITLAND AVENUE, LLC |
| 2008 | 14 | | R01 | 0.2204 | Too small | 387 RUTLAND AVE | 1 | BORGER, LAWRENCE & IRIS OFER |
| 2011 | 9 | | R01 | 0.1653 | Too small | 286 OGDEN AVE | 1 | MOBILITY BLDGRS LLC |
| 2105 | 17 | | R01 | 0.1626 | Too small | 1363 TAFT RD | 1 | TEUBER, GORDON ET AL |
| 2105 | 18 | | R01 | 0.14 | Too small | 1357 TAFT RD (REAR) | 15C | TOWNSHIP OF TEANECK |
| 2107 | 5 | | R01 | 0.003 | Too small | 1220 EMERSON AVE | 15C | TOWNSHIP OF TEANECK |
| 2205 | 9 | | R01 | 0.1733 | Too small | 1192 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 2210 | 5 | | R01 | 1.25 | Green Acres, N. Gaylord Park | 434 BILLINGTON RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|------------------------------|--------------------------|----------------|-------------------------------------|
| 2211 | 1 | | R01 | 1 | Green Acres, N. Gaylord Park | 374 BILLINGTON RD | 15C | TOWNSHIP OF TEANECK |
| 2301 | 1 | | | 0.0069 | Too small | 334 GROVE ST | 1 | UNKNOWN |
| 2301 | 2 | | R01 | 0.0826 | Too small | 332 GROVE ST | 1 | HYLTON, SHANNEICE & LLOYDFORD |
| 2301 | 12 | | | 0.023 | Too small | 321 CANE ST | 1 | UNKNOWN |
| 2303 | 10 | | | 0.0356 | Too small | 147 GRAY ST | 1 | UNKNOWN |
| 2304 | 15 | | | 0.0986 | Too small | 317 HIGHWOOD ST | 1 | UNKNOWN |
| 2305 | 35 | | | 0.0286 | Too small | 316 HIGHWOOD ST | 1 | UNKNOWN |
| 2306 | 15 | | B1 | 0.0057 | Too small | 370 QUEEN ANNE RD (REAR) | 15C | TOWNSHIP OF TEANECK |
| 2402 | 2 | | P | 2.74 | Green Acres, Herrick Park | PALISADE AVE | 15C | TOWNSHIP OF TEANECK |
| 2405 | 4 | | R01 | 0.2525 | Too small | 266 JOHNSON AVE | 1 | GURALNIK, MORDECHAI & SARAH |
| 2414 | 21 | | | 0.0056 | Too small | 315 PINE ST (REAR) | 1 | UNKNOWN |
| 2415 | 1 | | | 0.0044 | Too small | 316 PINE ST | 1 | UNKNOWN |
| 2415 | 2 | | | 0.0713 | Too small | 314 PINE ST | 1 | UNKNOWN |
| 2415 | 12 | | R01 | 0.0069 | Too small | GROVE ST | 1 | RUSSO, JOHN & LASANTA, DANIELLE |
| 2415 | 13 | | | 0.0084 | Too small | GROVE ST(REAR) | 1 | UNKNOWN |
| 2505 | 1 | | P | 0.98 | Public land | 751 PALISADE AVE | 15C | U.S.OF AMERICA C/O NORTHEAST REGION |
| 2601 | 1 | | RS | 0.77 | Too small | 949 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 2603 | 23 | | B2 | 0.0413 | Too small | FRANCES ST | 1 | SAGAMA CORPORATION |
| 2701 | 1 | | RS | 1.31 | Green Acres, Windsor Park | 1001 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 2702 | 11 | | R01 | 0.3488 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |

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| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-------|------|------|---------|-----------------------------|-------------------|----------------|-----------------------------------|
| 2801 | 2 | | R01 | 0.7 | Too small | 101 CRANFORD PL | 15C | TOWNSHIP OF TEANECK |
| 2904 | 11 | | P | 1.23 | Green Acres, Town Hall | 873 BROAD ST | 15C | TOWNSHIP OF TEANECK |
| 2904 | 12 | | P | 6.66 | Green Acres, Town Hall Park | 818 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 2916 | 9 | | R01 | 0.0803 | Too small | 816 RED ROAD | 1 | 811 GRANGE CORPORATION |
| 3002 | 3 | | B2 | 0.2 | Too small | 60 CEDAR LANE | 1 | HOLY NAME REAL ESTATE CORP. |
| 3002 | 6 | | R01 | 0.5338 | Too small | 75 CHADWICK RD | 1 | 75 CHADWICK LLC |
| 3103 | 17.01 | | R01 | 0.1435 | Too small | 16 JOHNSON AVE | 1 | KLEIN,ROBIN & DEBRA N |
| 3114 | 68.01 | | R01 | 0.0069 | Too small | 127 OAKDENE AVE | 15C | TOWNSHIP OF TEANECK |
| 3210 | 2 | | P | 0.3884 | Too small | 325 QUEEN ANNE RD | 15C | TOWNSHIP OF TEANECK |
| 3210 | 18 | | B1 | 0.1065 | Too small | 283 QUEEN ANNE RD | 1 | GILCHRIST,IRMGARD K. & MALCOLM J. |
| 3301 | 1 | | RM | 0.0218 | Too small | 129 FORT LEE RD | 1 | ROJAS,ROSALIO B. & ERIKA M. |
| 3301 | 3.02 | | RM | 0.088 | Too small | 165 FORT LEE RD | 1 | LOVINO ELECTRIC & BERGEN DEVEL |
| 3301 | 26 | | R01 | 0.0545 | Too small | 211 HENRY ST | 1 | IWANO,MARIA & HEINSEN,HANS |
| 3303 | 5 | | RS | 5.29 | Green Acres, Ammann Park | 200 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 3306 | 1 | | R01 | 0.0554 | Too small | 207 MUNN AVE | 1 | BRADY, CHRISTINE E. |
| 3306 | 2 | | R01 | 0.0044 | Too small | 207 MUNN AVE | 15C | TOWNSHIP OF TEANECK |
| 3306 | 15 | | R01 | 0.0949 | Too small | 206 HENRY ST | 1 | DENICOLA, JOHN |

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| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|-------|------|---------|-----------------------------------|--------------------------|----------------|---|
| 3306 | 16 | | R01 | 0.0815 | Too small | 203 QUEEN ANNE RD (REAR) | 1 | FUCCI, JAMES E |
| 3306 | 17 | C0001 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | TRIVINO, HERNANDO & CORONADO, GILMA |
| 3306 | 17 | C0002 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | BARROS, SHEILA M. |
| 3306 | 17 | C0003 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | ARMSTRONG, JEAN |
| 3306 | 17 | C0004 | R01 | 0.0097 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | ETZIONI, AVNER & ETZIONI, ZOE |
| 3306 | 17 | C0005 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | KIAI S. JONES |
| 3306 | 17 | C0006 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | SCHLACHTER, A. & D. & SCHLACHTER, S. |
| 3306 | 17 | C0007 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | SHEER A. BACCHUS |
| 3306 | 17 | C0008 | R01 | 0.0104 | Too small | 197 QUEEN ANNE RD (REAR) | 1 | ALEX ROLAND |
| 3306 | 18 | | R01 | 0.0831 | Too small | 193 QUEEN ANNE RD (REAR) | 1 | CANZANI, THOMAS & PATRICIA |
| 3306 | 19 | | R01 | 0.0815 | Too small | 187 QUEEN ANNE RD (REAR) | 1 | CUNANAN, ARNALDO & MARIA |
| 3313 | 15 | | | 0.0184 | Too small | 196 WALNUT ST | 1 | UNKNOWN |
| 3401 | 11 | | | 0.0092 | Too small | 195 MAPLE ST (REAR) | 1 | UNKNOWN |
| 3408 | 1 | | | 0.0351 | Too small | 192 MAPLE ST | 1 | UNKNOWN |
| 3408 | 7 | | R01 | | Approved for development | 60 BERGEN AVE | | TEANECK SENIOR HOUSING URBAN REN, LP |
| 3501 | 1 | | | 35.65 | Green Acres, Overpeck County Park | FORT LEE RD | 15C | COUNTY OF BERGEN |
| 3602 | 10 | | R01 | 0.77 | Too small | 379 TEANECK RD | 15C | COUNTY OF BERGEN |
| 3603 | 1 | | P | 0.4037 | Too small | DEGRAW AVE | 15C | COUNTY OF BERGEN |

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| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|---------|------|------|------|---------|--------------------------------------|-------------------|----------------|---------------------------------------|
| 3604 | 11 | | R01 | 0.1392 | Too small | 255 E OAKDENE AVE | 1 | A.SANZARI ENTERPRISES C/O HAMMER,J |
| 3604 | 15 | | RS | 0.2066 | Too small | 492 GLENWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 3605 | 7 | | RC3 | 0.367 | Too small | 370 GLENWOOD AVE | 1 | A.SANZARI ENTERPRISES C/O HAMMER,J |
| 3608 | 1 | | | 39.68 | Green Acres, Overpeck County Park | FORT LEE RD | 15C | COUNTY OF BERGEN |
| 3609 | 1 | | RM | 0.1834 | Too small | FORT LEE RD | 15C | COUNTY OF BERGEN |
| 3701 | 14 | | R01 | 0.1551 | Too small | 56 FYCKE LANE | 15C | TOWNSHIP OF TEANECK |
| 3703 | 11 | | | 45.618 | Green Acres ROSI - Overpeck Co. Park | 80 FYCKE LANE | 15C | COUNTY OF BERGEN |
| 3710.01 | 5.01 | | R01 | 0.1377 | Too small | 575 GRANT TERR | 1 | MANSOOR, QAISER & HUMERA |
| 4001 | 8 | | R01 | 0.18 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 4002 | 11 | | R01 | 0.19 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 4101 | 1 | | R01 | 140 | Overpeck County Park | COLUMBUS DR | 15C | COUNTY OF BERGEN |
| 4201 | 19 | | R01 | 0 | Too small | EAST CEDAR LANE | 15C | TOWNSHIP OF TEANECK |
| 4201 | 19 | X | R01 | 0 | Too small | 5 DOGWOOD LANE | 15C | TEANECK SENIOR CITIZEN HSNG ASSOC |
| 4204 | 5 | | | 6.89 | Green Acres ROSI - Hawthorne Park | 665 GLENWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 4207 | 1 | | R01 | 0.4201 | Too small | HAWTHORNE AVE | 15C | TOWNSHIP OF TEANECK |
| 4208 | 11 | | | 7.52 | Green Acres, Hawthorne Park | LUCY AVE | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|------|------|------|---------|-----------------------------------|--------------------|----------------|--|
| 4302 | 3 | | R01 | 0.3817 | Too small | 565 GLENWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 4303 | 1 | | R01 | 0.4408 | Too small | 314 HOME ST | 15C | TOWNSHIP OF TEANECK |
| 4303 | 19 | | R01 | 0.03 | Too small | HOME STREET | 15C | TOWNSHIP OF TEANECK |
| 4304 | 4.02 | | R01 | 0.1148 | Too small | 290 WASHINGTON ST | 1 | PETERKIN, DONNA LEE & ORGILL, DESMOND |
| 4306 | 1 | | | 50.55 | Green Acres, Overpeck County Park | ROUTE NO.95 | 15C | COUNTY OF BERGEN |
| 4401 | 11 | | R01 | 0.3024 | Too small | 314 HARDING AVE | 1 | SALMA, SYEDA UMME & QURRATH U.A |
| 4402 | 12 | | P | 0.5253 | Too small | 309 E OAKDENE AVE | 15C | TOWNSHIP OF TEANECK |
| 4402 | 14 | | R01 | 0.1405 | Too small | 289 E OAKDENE AVE | 15C | TOWNSHIP OF TEANECK |
| 4501 | 1 | | | 56.67 | Green Acres, Overpeck County Park | ROUTE NO.95 | 15C | COUNTY OF BERGEN |
| 4701 | 1 | | | 2.75 | Green Acres, Windsor Park | 1101 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 4702 | 1 | | | 39 | Green Acres, Milton Votee Park | 1104 QUEEN ANNE RD | 15C | TOWNSHIP OF TEANECK |
| 4703 | 2 | | R01 | 0.079 | Too small | 1086 QUEEN ANNE RD | 15C | TOWNSHIP OF TEANECK |
| 4703 | 4 | | P | 2.17 | Public land | 1079 PALISADE AVE | 15C | TOWNSHIP OF TEANECK |
| 4704 | 1 | | | 1.35 | Green Acres, Milton Votee Park | 1086 PALISADE AVE | 15C | TOWNSHIP OF TEANECK |
| 4811 | 12 | | P | 0.1148 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 4812 | 15 | | P | 0.255 | Too small | 1056 MARGARET ST | 15C | TOWNSHIP OF TEANECK |
| 4901 | 1 | | | 0.6382 | Too small | 1375 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|---------------------------|--------------------|----------------|----------------------------------|
| 4901 | 2 | | | 2.33 | Green Acres, Windsor Park | 1355 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 4903 | 4 | | P | 0.2136 | Too small | 1350 QUEEN ANNE RD | 15C | TOWNSHIP OF TEANECK |
| 4905 | 14 | | P | 0.4546 | Too small | 1344 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 4906 | 17 | | P | 0.528 | Too small | 1240 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 4906 | 21 | | BR | 0.584 | Too small | 1280 TEANECK RD | 1 | GRANITE 1280 C/O EPS MGMT CO |
| 5002 | 1 | | R01 | 0.2439 | Too small | 108 AMSTERDAM AVE | 15C | TOWNSHIP OF TEANECK |
| 5002 | 20 | | P | 0.4017 | Too small | 29 STATE ST | 15C | TOWNSHIP OF TEANECK |
| 5002 | 23 | | R01 | 0.4017 | Too small | 89 STATE ST | 15C | TOWNSHIP OF TEANECK |
| 5002 | 25 | | P | 0.74 | Too small | 105 STATE ST | 15C | TOWNSHIP OF TEANECK |
| 5004 | 3 | | R01 | 0.066 | Too small | 118 STATE ST | 1 | 100 STATE STREET DEVELOPMENT LLC |
| 5004 | 5 | | R01 | 0.33 | Too small | 90 STATE ST | 1 | 100 STATE STREET DEVELOPMENT LLC |
| 5005 | 12 | | B1 | 0.0444 | Too small | 195 THE PLAZA | 15C | TOWNSHIP OF TEANECK |
| 5006 | 1 | | | 1.02 | Green Acres, Windsor Park | 1471 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 5007 | 1 | | | 3 | Green Acres, Windsor Park | 1421 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 5101 | 1 | | | 30 | Green Acres, Windsor Park | 1601 WINDSOR RD | 15C | TOWNSHIP OF TEANECK |
| 5103 | 7 | | R01 | 0.4591 | Too small | 1665 STEPHENS PL | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|-------------|-------------------|----------------|-------------------------------------|
| 5105 | 10 | | LI | 0.0333 | Too small | GALWAY PL | 15C | TOWNSHIP OF TEANECK |
| 5106 | 11 | | R01 | 0.2494 | Too small | 77 TRYON AVE WEST | 1 | BULDO,AMBROSE |
| 5106 | 16 | | R01 | 0.3162 | Too small | 44 GALWAY PL | 1 | BULDO,AMBROSE & LORETTA |
| 5109 | 1 | | LI | 0.6326 | Too small | 1480 PALISADE AVE | 1 | DCI TEANECK VENTURE, LLC |
| 5109 | 3 | | LI | 0.0172 | Too small | PALISADE AVE | 1 | BONANNO REAL ESTATE GROUP 111 |
| 5201 | 1 | | LI | 0.2934 | Too small | 1775 WINDSOR RD | 1 | TEANECK WINDSOR LLC |
| 5202 | 8 | | R01 | 0.68 | Too small | MEYER CT | 1 | PUBLIC SERVICE ELECTRIC & GAS CO |
| 5202 | 9 | | R01 | 0.0163 | Too small | 1860 TEANECK RD | 1 | DIBELLA FAMILY, L.L.C. |
| 5202 | 10 | | R01 | 0.1191 | Too small | 1860 TEANECK RD | 1 | DI BELLA FAMILY, L.L.C. |
| 5204 | 1 | | R01 | 0.1413 | Too small | 38 ARMORY PLACE | 1 | PENA, EMMA A & RAQUEL |
| 5301 | 1 | | | 13.66 | Public land | 1799 TEANECK RD | 15C | STATE OF N.J./DEPT MILITARY |
| 5302 | 29 | | R01 | 0.4132 | Too small | 207 LIBERTY RD | 15C | TOWNSHIP OF TEANECK |
| 5302 | 31 | | | 0.1457 | Too small | 461 HENDRICK AVE | 1 | UNKNOWN |
| 5402 | 15 | | R01 | 0.0115 | Too small | 100 IRVINGTON RD | 15C | TOWNSHIP OF TEANECK |
| 5402 | 23 | | R01 | 0.0918 | Too small | 152 IRVINGTON RD | 15C | TOWNSHIP OF TEANECK |
| 5404 | 12 | | R01 | 0.0184 | Too small | 246 STUYVESANT RD | 15C | TOWNSHIP OF TEANECK |
| 5404 | 17 | | R01 | 0.0459 | Too small | STUYVESANT ROAD | 1 | UNKNOWN |
| 5410 | 1 | | | 0.0406 | Too small | 262 VOORHEES ST | 1 | UNKNOWN |
| 5411 | 3 | | R01 | 0.0138 | Too small | 204 HAMILTON RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|-------------------------|---------------------------|----------------|---------------------|
| 5413 | 18 | | R01 | 0.0918 | Too small | 93 VAN BUSKIRK RD | 15C | TOWNSHIP OF TEANECK |
| 5413 | 20 | | R01 | 0.0918 | Too small | 97 VAN BUSKIRK RD | 1 | VAN BUSKIRK LLC |
| 5502 | 4 | | R01 | 0.0918 | Too small | 151 INTERVALE RD | 15C | TOWNSHIP OF TEANECK |
| 5505 | 1 | | R01 | 0.0453 | Too small | 115 FAIRFIELD ST | 1 | FRAZIER, PAMELA |
| 5505 | 2 | | | 0.0385 | Too small | 111 FAIRFIELD ST | 1 | UNKNOWN |
| 5505 | 3 | | | 0.0316 | Too small | 107 FAIRFIELD ST | 1 | UNKNOWN |
| 5505 | 4 | | | 0.0279 | Too small | 103 FAIRFIELD ST | 1 | UNKNOWN |
| 5505 | 5 | | | 0.0184 | Too small | 99 FAIRFIELD ST | 1 | UNKNOWN |
| 5505 | 8 | | | 0.014 | Too small | 95 FAIRFIELD ST | 1 | UNKNOWN |
| 5505 | 9 | | | 0.0052 | Too small | 91 FAIRFIELD ST | 1 | UNKNOWN |
| 5507 | 6 | | R01 | 0.7802 | Too small | 1603 ARDSLEY CT | 15C | TOWNSHIP OF TEANECK |
| 5507 | 9 | | | 0.0376 | Too small | 243 HARGREAVES AVE | 1 | UNKNOWN |
| 5507 | 10 | | | 0.0327 | Too small | 273 HARGREAVES AVE (REAR) | 1 | UNKNOWN |
| 5507 | 11 | | | 0.0175 | Too small | 231 HARGREAVES AVE (REAR) | 1 | UNKNOWN |
| 5507 | 12 | | | 0.1098 | Too small | 1605 ARDSLEY CT (REAR) | 1 | UNKNOWN |
| 5507 | 14 | | | 0.2837 | Too small | 1607 ARDSLEY CT (REAR) | 1 | UNKNOWN |
| 5507 | 15 | | | 0.1309 | Too small | 1609 ARDSLEY CT (REAR) | 1 | UNKNOWN |
| 5507 | 16 | | R01 | 0.1221 | Too small | 1615 ARDSLEY CT (REAR) | 15C | TOWNSHIP OF TEANECK |
| 5507 | 17 | | | 0.013 | Too small | 262 TRYON AVE (REAR) | 1 | UNKNOWN |
| 5507 | 18 | | | 0.0117 | Too small | 262 TRYON AVE (REAR) | 1 | UNKNOWN |
| 5508 | 2 | | R01 | 0.1934 | Too small | 175 HARGREAVES AVE | 1 | SYED HAZARI |
| 5508 | 7 | | R01 | 0.1195 | Too small | 201 HARGREAVES AVE | 15C | TOWNSHIP OF TEANECK |
| 5511 | 28 | | R01 | 4.73 | Green Acres, Tyron Park | 150 INTERVALE RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreeage | Notes | Property Location | Property Class | Owner's Name |
|---------|-------|------|------|----------|-----------|---------------------------|----------------|---|
| 5602 | 1 | | R01 | 0.1652 | Too small | 116 TRYON AVE | 15C | TOWNSHIP OF TEANECK |
| 5602 | 10 | | R01 | 0.1029 | Too small | 190 TRYON AVE | 1 | KACZKOWSKI, MATTHEW S |
| 5604.01 | 7 | | R01 | 0.1722 | Too small | 1576 SUMNER AVE | 1 | CHAIM GOTTSMAN |
| 5604.01 | 10 | | R01 | 0.1216 | Too small | 191 WASHINGTON PL | 1 | CHAIM GOTTSMAN |
| 5604.01 | 18 | | R01 | 0.1806 | Too small | 231 WASHINGTON PL | 15C | TOWNSHIP OF TEANECK |
| 5604.01 | 23.01 | | R01 | 0.2583 | Too small | MANHATTAN AVE | 1 | RIZWAN ABDUS SALAM & UZMA SHABBIR |
| 5604.01 | 23.02 | | R01 | 0.2583 | Too small | MANHATTAN AVE | 1 | RIZWAN ABDUS SALAM & UZMA SHABBIR |
| 5604.01 | 25 | | | 0 | Too small | 260 HARGREAVES AVE (REAR) | 1 | CLARA S. WILLIAMS |
| 5604.01 | 26 | | | 0.1554 | Too small | 260 HARGREAVES AVE (REAR) | 1 | UNKNOWN |
| 5607 | 4 | | | 0.0069 | Too small | 261 SHEPARD AVE | 1 | UNKNOWN |
| 5608 | 12 | | | 0.0335 | Too small | 270 SHEPARD AVE | 1 | UNKNOWN |
| 5608 | 13 | | RS | 0.024 | Too small | 527 ENGLEWOOD AVE (REAR) | 1 | HUNT-YOUNG, ARMETRIA |
| 5608 | 14 | | RS | 0.0413 | Too small | 527B ENGLEWOOD AVE | 1 | FOSQUE, BRUCE E (ETAL) |
| 5608 | 15 | | RS | 0.0413 | Too small | 527A ENGLEWOOD AVE | 1 | CAROLYN NORRIS |
| 5608 | 16 | | R01 | 0.1292 | Too small | 527 ENGLEWOOD AVE | 1 | DOWDY, FRED, JR & MOORE, CHARLES & D |
| 5608 | 25 | | R01 | 0.0872 | Too small | 1478 SYLVAN TERR | 15C | TOWNSHIP OF TEANECK |
| 5612 | 11 | | R01 | 0.2181 | Too small | 1466 ENDICOTT TERR | 15C | TOWNSHIP OF TEANECK |
| 5703 | 11 | | B2 | 0.3246 | Too small | 1421-1425 TEANECK RD | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-------|------|------|---------|--------------------------------|------------------------|----------------|----------------------|
| 5706 | 6 | | R01 | 0.68 | Too small | ENGLEWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 5706 | 9 | | R01 | 0.551 | Too small | 1423 ASPEN TERR | 15C | TOWNSHIP OF TEANECK |
| 5707 | 2 | | R01 | 0.7604 | Too small | ENGLEWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 5707 | 10 | | R01 | 0.3788 | Too small | 1423 SPRUCE ST | 15C | TOWNSHIP OF TEANECK |
| 5708 | 1 | | R01 | 0.0574 | Too small | 1415 BALSAM ST | 15C | TOWNSHIP OF TEANECK |
| 5710 | 35 | | P | 0.4132 | Too small | 1391 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 5713 | 18.02 | | R01 | 0.0169 | Too small | FRANKLIN RD | 1 | HALL,WILBERT & LEZLI |
| 5713 | 39 | | RS | 0.0742 | Too small | ARLINGTON AV | 15C | TOWNSHIP OF TEANECK |
| 5714 | 1 | | R01 | 54 | Green Acres, Argonne Park | 200 ENGLEWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| 5714 | 7 | | R01 | 0.204 | Too small | 1288 LORAIN AVE | 1 | MCCAIN,ROSEMARY |
| 5801 | 9 | | B2 | 1.24 | Green Acres, Mackel Field Park | 38 GENESEE AVE | 15C | TOWNSHIP OF TEANECK |
| 5801 | 15 | | R01 | 0.1357 | Too small | GENESEE AVE | 15C | TOWNSHIP OF TEANECK |
| 5802 | 1 | | R01 | 0.1755 | Too small | 1295 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5802 | 3 | | R01 | 0.1435 | Too small | 1279 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5803 | 5 | | | 0.0275 | Too small | 256 ROSEMONT PL (REAR) | 1 | UNKNOWN |
| 5808 | 1 | | P | 0.4362 | Too small | 1231 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| 5809 | 2 | | R01 | 0.0717 | Too small | 1233 OVERLOOK AVE | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|------|------|------|---------|-----------|------------------------|----------------|---------------------|
| 5816 | 2 | | R01 | 0.0643 | Too small | GENESEE AVE | 15C | TOWNSHIP OF TEANECK |
| 5902 | 9 | | R01 | 0.12 | Too small | 66 E FOREST AVE | 15C | TOWNSHIP OF TEANECK |
| 5905 | 2 | | R01 | 0.102 | Too small | 150 E FOREST AVE | 15C | TOWNSHIP OF TEANECK |
| 5909 | 9 | | R01 | 0.0551 | Too small | 254 E.FOREST AVE | 15C | TOWNSHIP OF TEANECK |
| 5909 | 10 | | | 0.0419 | Too small | 304 WEBSTER AVE (REAR) | 1 | UNKNOWN |
| 5909 | 11 | | | 0.0448 | Too small | 308 WEBSTER AVE (REAR) | 1 | UNKNOWN |
| 5910 | 3.01 | | | 0.0956 | Too small | 250 THOMSON AVE | 1 | UNKNOWN |
| 5910 | 4.01 | | | 0.1779 | Too small | 255 COOLIDGE AVE | 1 | UNKNOWN |
| 5911 | 1 | | R01 | 0.7931 | Too small | 1140 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5918 | 3 | | R01 | 0.1148 | Too small | 36 PROSPECT TERR SO | 15C | TOWNSHIP OF TEANECK |
| 5921 | 11 | | R01 | 0.0692 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 5921 | 12 | | R01 | 0.0242 | Too small | ROUTE 4 BUFFER | 15C | STATE OF NEW JERSEY |
| 5922 | 9 | | R01 | 0.0207 | Too small | ROUTE 4 BUFFER | 15C | STATE OF NEW JERSEY |
| 5923 | 9 | | R01 | 0.1956 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 5924 | 11 | | R01 | 0.1591 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 5925 | 2 | | R01 | 0.1377 | Too small | 1124 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5925 | 7 | | R01 | 0.53 | Too small | 1096 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5925 | 8 | | R01 | 0.0937 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 5926 | 1 | | R01 | 0.92 | Too small | 1125 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

| Block | Lot | Qual | Zone | Acreage | Notes | Property Location | Property Class | Owner's Name |
|-------|-----|------|------|---------|-----------|-------------------|----------------|---------------------|
| 5927 | 1 | | R01 | 0.2947 | Too small | 1101 LORAIN AVE | 15C | TOWNSHIP OF TEANECK |
| 5927 | 4 | | R01 | 0.0918 | Too small | 1111 WEBSTER AVE | 15C | TOWNSHIP OF TEANECK |
| 5927 | 5 | | R01 | 0.2336 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 6001 | 1 | | R01 | 0.3285 | Too small | 266 TIETJEN AVE | 15C | TOWNSHIP OF TEANECK |
| 6001 | 3 | | R01 | 0.2794 | Too small | 286 TIETJEN AVE | 15C | TOWNSHIP OF TEANECK |
| 6001 | 7 | | R01 | 0.65 | Too small | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| 6001 | 8 | | R01 | 0.1837 | Too small | 1091 WEBSTER AVE | 15C | TOWNSHIP OF TEANECK |
| 6002 | 11 | | R01 | 0.0092 | Too small | ROUTE 4 BUFFER | 15C | STATE OF NEW JERSEY |

**Appendix A-2. Properties in Teaneck Deemed Suitable for Potential
Inclusionary Affordable Housing (Realistic Development Potential)**

Appendix A-1. Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

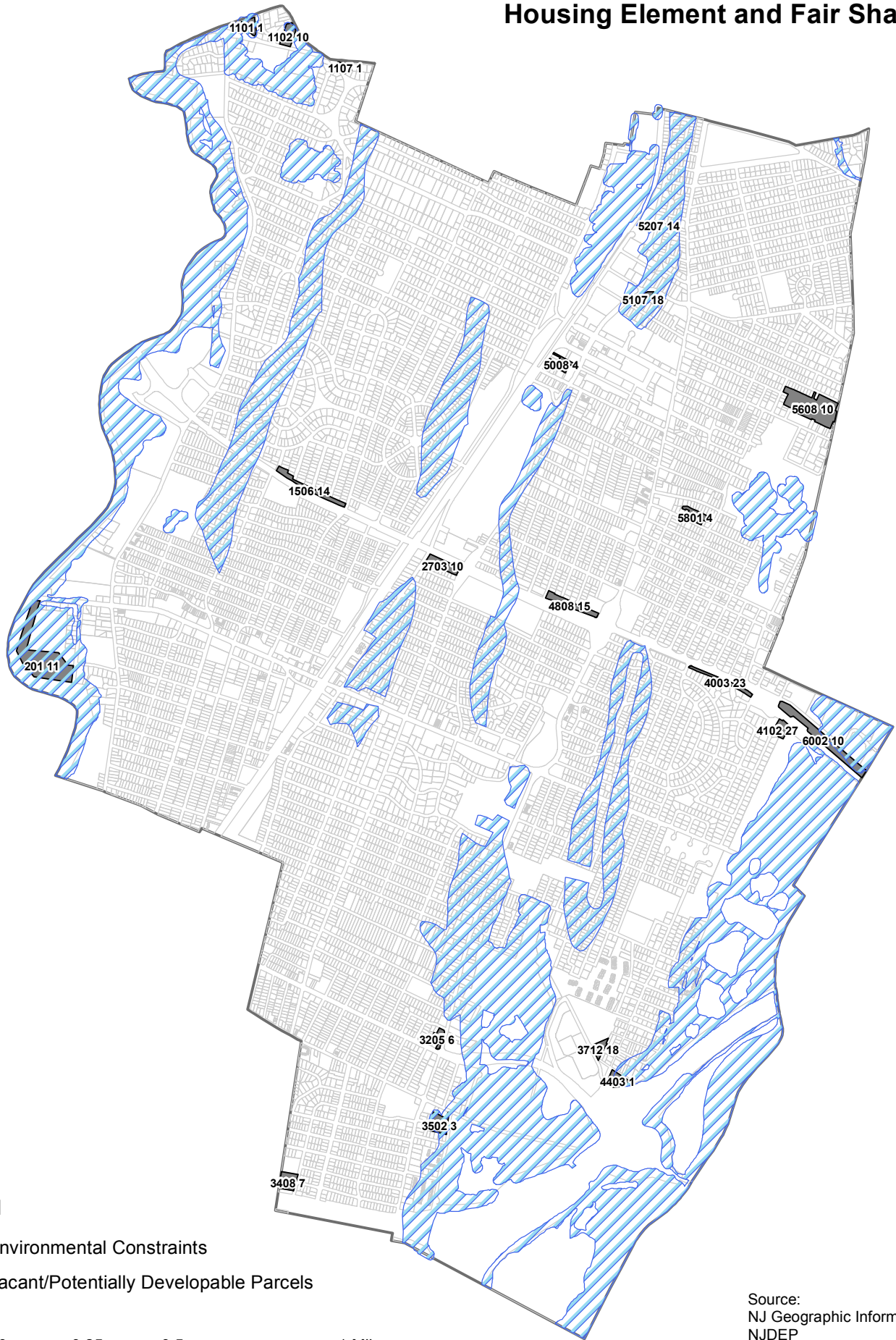
| Block | Lot | Zone | Tax Acreage | GIS Acreage | Constrained Acreage | Developable Acreage | Potential Affordable Units Generated | Notes | Property Location | Property Class | Owner's Name |
|----------------|-----------|------|-------------|-------------|---------------------|---------------------|--------------------------------------|---|-------------------|----------------|--|
| <u>201</u> | <u>11</u> | P | 6.94 | 9.08 | 9.08 | 0.00 | 0 | Adjacent to Hackensack River; entirely constrained (2008 VLA) | 672 POMANDER WALK | 15C | TOWNSHIP OF TEANECK |
| <u>1101</u> | <u>1</u> | R01 | 1.04 | 0.93 | 0.93 | 0.00 | 0 | Entirely constrained (2008 VLA) | 739 ROEMER AVE | 15C | TOWNSHIP OF TEANECK |
| <u>1102</u> | <u>10</u> | R01 | 1.39 | 1.28 | 0.59 | 0.69 | 1 | Limited constraints (2008 VLA) | 661 ROEMER AVE | 15C | TOWNSHIP OF TEANECK |
| <u>1107</u> | <u>1</u> | R01 | 1.101 | 0.58 | 0.00 | 0.58 | 1 | Triangular wooded lot, may be perceived as parkland; no constraints (2008 VLA) | 440 NEW BRIDGE RD | 15C | TOWNSHIP OF TEANECK |
| <u>1510</u> | <u>3</u> | R01 | 1.43 | 1.78 | 0.00 | 1.78 | 2 | Route 4 buffer, long/narrow; not on 2008 VLA; prior Block 1506, Lot 14 | 1064 CAMBRIDGE RD | 15C | TOWNSHIP OF TEANECK |
| <u>2402</u> | <u>1</u> | LI | 6.75 | 7.20 | 0.00 | 7.20 | 9 | Holuba property | 520 PALISADE AVE | 4B | HOLUBA REALTY CO LLC |
| <u>2703</u> | <u>10</u> | R01 | 1.49 | 1.60 | 0.00 | 1.60 | 2 | Long/narrow; no constraints (2008 VLA) | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| <u>3205</u> | <u>6</u> | P | 0.98 | 0.78 | 0.00 | 0.78 | 1 | Fire station(?); No constraints (2008 VLA) | 370 TEANECK RD | 15C | TOWNSHIP OF TEANECK |
| <u>3502.01</u> | <u>8</u> | R01 | 1.93 | 1.66 | 1.57 | 0.09 | 0 | Forested land adj. to Overpeck Park, may have access issues/constraints; not on 2008 VLA; prior Block 3502, Lot 3 | 18 E SHERWOOD AVE | 15C | TOWNSHIP OF TEANECK |
| <u>3604</u> | <u>13</u> | RC2 | 0.845 | 0.90 | 0.00 | 0.90 | 1 | Not on 2008 VLA; prior Block 3712, Lot 18 | FRANK W BURR BLVD | 1 | A.SANZARI ENTERPRISES VC/O HAMMER,J |
| <u>4003</u> | <u>23</u> | R01 | 1.25 | 1.15 | 0.00 | 1.15 | 1 | Long/narrow; no constraints (2008 VLA) | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| <u>4102</u> | <u>27</u> | R01 | 0.94 | 1.00 | 0.00 | 1.00 | 1 | Landlocked/irregular with frontage on Route 4, only developable if coupled with Siegel & Siegel property; no constraints (2008 VLA) | FARRAGUT DR | 15C | TOWNSHIP OF TEANECK |
| <u>4403</u> | <u>1</u> | RC3 | 1.22 | 1.32 | 0.61 | 0.71 | 1 | Limited constraints (2008 VLA) | 1 GLENWOOD AVENUE | 1 | GLENPOINTE ASSOCIATES IV LLC |
| <u>4808</u> | <u>15</u> | | 1.8 | 1.77 | 0.00 | 1.77 | 2 | Long/narrow; no constraints (2008 VLA) | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| <u>5008</u> | <u>4</u> | B1 | 1.4 | 1.35 | 0.00 | 1.35 | 2 | Parking lot (?); no constraints (2008 VLA) | 1389 PALISADE AVE | 15C | TOWNSHIP OF TEANECK |
| <u>5107</u> | <u>18</u> | R01 | 0.96 | 0.83 | 0.83 | 0.00 | 0 | No constraints (2008 VLA) | 56 TRYON AVE WEST | 15C | TOWNSHIP OF TEANECK |

Appendix A-1. Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)



| Block | Lot | Zone | Tax Acreage | GIS Acreage | Constrained Acreage | Developable Acreage | Potential Affordable Units Generated | Notes | Property Location | Property Class | Owner's Name |
|-------------|-----------|------|--------------|--------------|---------------------|---------------------|--------------------------------------|---|-------------------|----------------|---------------------|
| <u>5207</u> | <u>14</u> | R01 | 0.1722 | 0.14 | 0.14 | 0.00 | 0 | No constraints (2008 VLA) | 43 SACKVILLE ST | 15C | TOWNSHIP OF TEANECK |
| <u>5608</u> | <u>10</u> | R01 | 6.297 | 6.68 | 0.00 | 6.68 | 8 | No constraints (2008 VLA) | 210 SHEPARD AVE | 15C | TOWNSHIP OF TEANECK |
| <u>5801</u> | <u>4</u> | R01 | 1.321 | 1.19 | 0.00 | 1.19 | 1 | No constraints (2008 VLA) | 75 BEDFORD AVE | 15C | TOWNSHIP OF TEANECK |
| <u>6002</u> | <u>10</u> | R01 | 4.69 | 4.81 | 1.46 | 3.35 | 4 | Dev't incumbent on future dev't of Alfred Avenue properties - not suitable on its own; partially constrained (2008 VLA) | ROUTE 4 BUFFER | 15C | TOWNSHIP OF TEANECK |
| | | | Total | 46.03 | 15.21 | 30.82 | 37 | | | | |

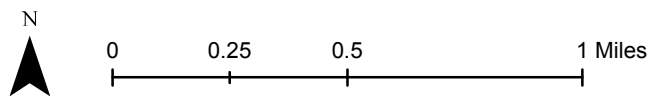
Appendix A-3. Map of Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

Township of Teaneck Housing Element and Fair Share Plan



Legend

-  Environmental Constraints
-  Vacant/Potentially Developable Parcels



Source:
NJ Geographic Information Network
NJDEP

Phillips Preiss Grygiel LLC, 2015